



PLYMOUTH PORTFOLIO

Outstanding residential portfolio comprising 13 high quality tenanted properties, including HMOs & family lets for sale in Plymouth.



INVESTMENT CONSIDERATIONS

ACCELERATE YOUR PROPERTY GOALS

Portfolio



PLYMOUTH PORTFOLIO

- 13 properties in central locations - 10 HMO
- High quality properties available as a portfolio or as a Ltd company purchase
- Fully let, producing an income of £300,840 p.a
- Potential to increase rent to market value/ increase letting rooms/ increase yield
- Extremely well managed, full accounts available
- Minimal risk investment
- Offers are invited in the region of £3.3m
- Attractive gross yield of circa 9% with scope to increase
- The portfolio has a RICS valuation of £3,385,000 representing an immediate £85,000 discount
- Average capital growth of 20% over last 3 years
- Outstanding long term, low risk investment



PROPERTY PHOTOS

RICS valuations, property accounts, compliance documentation & viewings available on request

Portfolio



ACCOMMODATION AND TENANCY SCHEDULE

Street	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Current Yield	RICS Valuation	Property Potential	
Pentyre Terrace	PL4 8RP	HMO	4	D	£ 20,160	8%	£ 250.000	Potential to increase to 5 beds.	
Lipson Road	PL4 7EP	HMO	3	D	£ 17,520	8.75%	£ 200.000	Potential to increase to 4 beds	
Addison Road	PL4 8LL	HMO	8	D	£ 40,080	10.4%	£ 385.000	Additional 2 x car parking spaces to let	
Seaton Avenue	PL4 6QL	HMO	7	E	£ 34,980	10.1%	£ 345.000	Rent review Feb 2024	
Lisson Grove	PL4 7DN	HMO	5	E	£25,380	9.95%	£ 255.000	Rent review Feb 2024	
Penrose Street	PL1 5AT	HMO	4	D	£20,640	9.8%	£ 210.000	Potential to increase to 5 beds.	
Nelson Street	PL4 8ND	HMO	5	D	£ 26,040	10.0%	£ 260.000	Rent review Feb 2024	
Saltash Road	PL2 2DQ	HMO	7	E	£ 36,960	12.3%	£ 300.000	Rent review Feb 2024	
Plymouth Road	PL7 4NA	HMO	5	D	£ 24,780	8.4%	£ 295.000	Rent review Feb 2024	
Chestnut Road	PL3 5UE	HMO	5	D	£ 25,860	8.2%	£ 315.000	Rent review Feb 2024	
Penlee Place	PL4 7DQ	Family	3	D	£ 11,340	5.8%	£ 195.000	Rent review Feb 2024	
Teign Road	PL3 6PH	Family	3	D	£ 7,800	4.2%	£ 185.000	Rent substantially below market value	
Priory Road	PL3 5EP	Family	2	E	£ 9,300	4.9%	£ 190.000	Rent below market value	
					£ 300,840	8.9%	£ 3,385,000	OIRO	£3,300,000

ABOUT PLYMOUTH

Plymouth is a port city in Devon, southwest England.



Plymouth is a vibrant port city in South West England.

Located on the south coast of Devon, approximately 36 miles south-west of Exeter and 193 miles south-west of London., the city is bordered by Cornwall to the west and south-west.

Plymouth Investment Overview:

- The city is home to approximately 265,000 people
- Plymouth has 2 universities with 50,000 + students
- The city attracts 5.5 million visitors each year, with a net annual spend of £316 million
- Plymouth is home to key manufacturing, marine & defence industries
- The city is 3 hours from London by train
- There is an international airport only a 60min drive away
- Time to invest in Plymouth?



JOHN FORTH

SALES AGENT



ABOUT JOHN

John has been buying, selling, and investing in UK property for 25 years. He is a senior representative of the National Residential Landlords Association and is also a member of the Chartered Institute of Housing. John can help you to reach your property goals.

GET IN TOUCH

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